

Developments

Housing

Buckeye, Arizona has a large selection of available housing options:

New Homes – Many new single family home developments are currently being built in the Buckeye area with prices starting from as low as the \$110,000's, as well as new custom home lots starting from \$70,000 to \$800,000.

Previously Owned Homes – A huge range of pre-owned homes from as low as \$175,000 to over \$2,700,000 are available.

Historical Housing Statistics for Buckeye

Data below shows the historical average selling price for previously owned single family homes, exclusive to 3 Bedrooms, 2 Baths.

Year Sold	Square Foot	Avg. Selling Price	Days On Market
2004	1,001-2,000	\$149,083	55
	2,001-3,000	\$248,622	163
2005	1,001-2,000	\$214,994	19
	2,001-3,000	\$332,388	27
2006	1,001-2,000	\$274,203	63
	2,001-3,000	\$355,587	75

Source: Arizona Regional Multiple Listing Service, 4/17/2007 exclusive to 3bdr. 2ba

How Many Communities are being planned in Buckeye?

Currently there are 22 Community Master Plans (CMP) ranging in size up to 36,000 acres with 340,882 housing units being planned. A Community Master Plan is a large community, with homes built by several builders, at a wide variety of price ranges. CMP's usually include schools, employment centers, community centers, pools, and recreational facilities as well as commercial districts with shopping and entertainment. The following page illustrates a list of the Town's approved Community Master Plans.

Approved Community Master Plans

1. Blue Horizons Total Acreage 565 Total Dwelling Units 2,225 Employment Acreage n/a Percent Permitted 0% Status under construction	9. Monte Verde Total Acreage 860 Total Dwelling Units 2,575 Employment Acreage 114.4 Percent Permitted 0% Status not under construction
2. Cipriani Total Acreage 2,362 Total Dwelling Units 6,453 Employment Acreage n/a Percent Permitted 0% Status not under construction	10. Montiere Total Acreage 593 Total Dwelling Units 2,065 Employment Acreage 32 Percent Permitted 0% Status not under construction
3. Copper Falls Total Acreage 275 Total Dwelling Units 875 Employment Acreage 46 Percent Permitted 0% Status not under construction	11. Sienna Hills Total Acreage 444 Total Dwelling Units 1,151 Employment Acreage n/a Percent Permitted 0% Status not under construction
4. Desert Creek Total Acreage 2,233 Total Dwelling Units 8,490 Employment Acreage n/a Percent Permitted 0% Status not under construction	12. Silver Rock Total Acreage 1,241 Total Dwelling Units 4,215 Employment Acreage 232.4 Percent Permitted 0% Status not under construction
5. Douglas Ranch Total Acreage 35,250 Total Dwelling Units 83,266 Employment Acreage n/a Percent Permitted 0% Status not under construction	13. Southwest Ranch Total Acreage 457 Total Dwelling Units 1,560 Employment Acreage 91 Percent Permitted 0% Status not under construction
6. Elianto Total Acreage 3,931 Total Dwelling Units 13,661 Employment Acreage n/a Percent Permitted 0% Status not under construction	14. Spurlock Ranch Total Acreage 2,822 Total Dwelling Units 7,329 Employment n/a Percent Permitted 0% Status not under construction
7. Festival Ranch Total Acreage 10,105 Total Dwelling Units 24,176 Employment Acreage n/a Percent Permitted 5% Status under construction	15. Sun Valley Total Acreage 13,285 Total Dwelling Units 41,370 Employment n/a Percent Permitted 0% Status not under construction
8. Henry Park Total Acreage 479 Total Dwelling Units 1,637 Employment Acreage 31.2 Percent Permitted 0% Status not under construction	16. Sun Valley South Total Acreage 8,200 Total Dwelling Units 20,839 Employment n/a Percent Permitted 0% Status not under construction

Approved Community Master Plans (cont'd.)

17. Sundance Total Acreage 2,016 Total Dwelling Units 6,862 Employment Acreage n/a Percent Permitted 68% Status under construction	21. Verrado Total Acreage 8,800 Total Dwelling Units 14,080 Employment Acreage n/a Percent Permitted 11% Status under construction
18. Tartesso Total Acreage 7,258 Total Dwelling Units 26,277 Employment Acreage n/a Percent Permitted 0% Status under construction	22. West Park Total Acreage 1,060 Total Dwelling Units 3,895 Employment Acreage n/a Percent Permitted 28% Status under construction
19. Tartesso West Total Acreage 5,560 Total Dwelling Units 21,790 Employment Acreage n/a Percent Permitted 5% Status under construction	23. West Wind Total Acreage 807 Total Dwelling Units 2,987 Employment Acreage 39 Percent Permitted 0% Status not under construction
20. Trillium Total Acreage 3,042 Total Dwelling Units 8,816 Employment Acreage n/a Percent Permitted 0% Status not under construction	

Proposed Community Master Plans

1. Valle del Sol Total Acreage 311 Total Dwelling Units 1,129 Employment Acreage n/a Percent Permitted 0% Status not under construction

Town of **BUCKEYE**

Master Planned Communities *as of* October 2007

Maricopa County



Area of Interest
Shown in Red

- Planning Area**
Community Master Plans
- 1 Blue Horizons
 - 2 Copper Falls
 - 3 Desert Creek
 - 4 Douglas Ranch
 - 5 Elantra
 - 6 Festival Ranch
 - 7 Henry Park
 - 8 Monte Verde
 - 9 Montrose
 - 10 Sierra Hills
 - 11 Silver Rock
 - 12 Southwest Ranch
 - 13 Spurlock Ranch
 - 14 Sun Valley South
 - 15 Sun Valley
 - 16 Sundance
 - 17 Tarisesso
 - 18 Tarisesso West
 - 19 Trillium
 - 20 Valle del Sol
 - 21 Verrado
 - 22 West Park
 - 23 West Wind

The features depicted on this map were derived from multiple public and private sources, were compiled at different scales, and may not be consistently maintained. Accordingly, the Town of Buckeye does not warrant this map as accurate or fit for any purpose. The viewer is cautioned to use this map as a general reference and is urged to consult official Town records for more complete and exact information.



Community Development
Planning Division



0 1 2 3 4 5 Miles

In addition to a Community Master Plan, the Town has 40 approved subdivisions ranging in size from 283 acres with 1,017 housing units being planned. Below is a list which illustrates the Town's approved subdivisions:

Approved Subdivisions

1. Acacia Crossings Total Acreage 57 Total Dwelling Units 241 Status under construction	12. Encantada Estates Total Acreage 78 Total Dwelling Units 302 Status under construction
2. Anderson Parc Total Acreage 57 Total Dwelling Units 242 Status not under construction	13. Estrella Vista Total Acreage 153 Total Dwelling Units 535 Status under construction
3. Apache Farms Total Acreage 68 Total Dwelling Units 277 Status not under construction	14. Ironwood Vista Total Acreage 28 Total Dwelling Units 113 Status fully built
4. Bentrige Estates Total Acreage 63.55 Total Dwelling Units 221 Status not under construction	15. Jackrabbit Trails Total Acreage 82 Total Dwelling Units 333 Status under construction
5. Blue Hills Total Acreage 131 Total Dwelling Units 440 Status under construction	16. Miller Manor Total Acreage 66 Total Dwelling Units 265 Status under construction
6. Buckeye 320, Phase I Total Acreage 77 Total Dwelling Units 311 Status under construction	17. Miller Park Total Acreage 24.59 Total Dwelling Units 96 Status under construction
7. Cipolla Total Acreage 198 Total Dwelling Units 577 Status not under construction	18. Montana Vista Total Acreage 70 Total Dwelling Units 283 Status not under construction
8. Coyote Ridge Total Acreage 74 Total Dwelling Units 264 Status not under construction	19. Mountain View Estates Total Acreage 40 Total Dwelling Units 161 Status not under construction
9. Crystal Vista Total Acreage 80 Total Dwelling Units 311 Status not under construction	20. Norte Vista Total Acreage 63 Total Dwelling Units 39 Status under construction
10. Desert Moon Shadows Estates I & II Total Acreage 197 Total Dwelling Units 757 Status not under construction	21. Parkside Total Acreage 50 Total Dwelling Units 214 Status under construction
11. Dove Cove Estates Total Acreage 75 Total Dwelling Units 328 Status fully built	22. Park Place at Buckeye Total Acreage 67 Total Dwelling Units 267 Status under construction

Approved Subdivisions (cont'd.)

23. Rainbow Ranch Total Acreage 153 Total Dwelling Units 610 Status not under construction	33. Vista Bonita Total Acreage 80 Total Dwelling Units 275 Status not under construction
24. Rancho Vista Total Acreage 90 Total Dwelling Units 373 Status under construction	34. Vista de Montana Total Acreage 278 Total Dwelling Units 1,080 Status under construction
25. Riata West, Unit I Total Acreage 97 Total Dwelling Units 435 Status under construction	35. Vista de Montana, IA Total Acreage 41 Total Dwelling Units 166 Status not under construction
26. Sonora Vista Total Acreage 160 Total Dwelling Units 543 Status under construction	36. Vista de Montana, IB Total Acreage 25 Total Dwelling Units 85 Status not under construction
27. Sunset Vista Total Acreage 73 Total Dwelling Units 298 Status fully built	37. Watson Estates Total Acreage 238 Total Dwelling Units 868 Status under construction
28. Sydney Parc Total Acreage 66 Total Dwelling Units 196 Status not under construction	38. White Fence Farms Total Acreage 77 Total Dwelling Units 60 Status under construction
29. Terra Vista Total Acreage 79 Total Dwelling Units 316 Status under construction	39. Windmill Village Total Acreage 158 Total Dwelling Units 513 Status under construction
30. The Homestead Total Acreage 283 Total Dwelling Units 1,017 Status not under construction	40. Wingate Total Acreage 234 Total Dwelling Units 908 Status not under construction
31. The Reserve Total Acreage 197 Total Dwelling Units 516 Status not under construction	
32. Village at Sundance Total Acreage 171 Total Dwelling Units 615 Status under construction	

Building Codes

The Town of Buckeye recently adopted the use of the 2006 International Building Codes, which is shown below:

2006 International Building Code
2006 International Residential Code
2006 Mechanical Code
2006 International Plumbing Code
2005 National Electrical Code
2006 Fuel Gas Code
2006 International Energy Conservation Code
2006 International Property Maintenance Code
2006 International Existing Building Code
2006 International Fire Code

Source: Town of Buckeye, Updated 4/4/07

Development Fees

Meter Size	Type	Water	Sewer	Total
0.75"	Displacement	\$2,302	\$1,462	\$3,765
1.00"	Displacement	\$3,869	\$2,425	\$6,294
1.50"	Displacement	\$7,457	\$4,632	\$12,089
2.00"	Compd / Turbine	\$11,886	\$7,354	\$19,241
3.00"	Compound	\$23,960	\$14,777	\$38,737
3.00"	Turbine	\$26,864	\$16,562	\$43,426
4.00"	Compound	\$38,128	\$23,487	\$61,616
4.00"	Turbine	\$45,980	\$28,314	\$74,295
6.00"	Compound	\$73,996	\$45,538	\$119,534
6.00"	Turbine	\$92,368	\$56,832	\$149,200
8.00"	Compound	\$119,477	\$73,498	\$192,975
8.00"	Turbine	\$134,936	\$83,002	\$217,937

Source: Town of Buckeye, Ordinance No. 16-05, February 2005.

Non Residential Development Fees – Per 1,000 Square Feet of Floor Area

	Police	Fire/EMS	Streets	General Govt	Total
Com/Shop Ctr 25,000 SF or less	\$2,621	\$975	\$1,619	\$244	\$5,459
Com/Shop Ctr 25,001 SF to 50,000 SF	\$2,430	\$836	\$1,501	\$210	\$4,977
Com/Shop Ctr 50,001 SF to 100,000 SF	\$2,126	\$731	\$1,314	\$183	\$4,354
Com/Shop Ctr 100,001 SF to 200,000 SF	\$1,841	\$650	\$1,137	\$163	\$3,791
Com/Shop Ctr Over 200,000 SF	\$1,579	\$585	\$976	\$146	\$3,286
Office/Inst 10,000 SF or less	\$1,223	\$1,311	\$756	\$328	\$3,618
Office/Inst 10,001 SF to 25,000 SF	\$990	\$1,215	\$612	\$304	\$3,121
Office/Inst 25,001 SF to 50,000	\$845	\$1,144	\$522	\$287	\$2,798
Office/Inst 50,001 SF to 100,000	\$720	\$1,080	\$445	\$270	\$2,515
Office/Inst over 100,000 SF	\$613	\$1,021	\$379	\$256	\$2,269
Business Park	\$688	\$925	\$425	\$232	\$2,270
Light Industrial	\$376	\$676	\$232	\$169	\$1,453
Warehousing	\$267	\$374	\$165	\$93	\$899
Manufacturing	\$206	\$524	\$127	\$131	\$988

Source: Town of Buckeye, Ordinance No. 16-05, February 2005

Review and Building Permit Process and Timeframe

The Town of Buckeye's Community Development Department handles the building review and permitting process. The Community Development Department has four divisions, each handling a separate function of the permitting process. Those divisions are:

- Planning and Zoning Division
- Plan Review Division
- Permitting Division
- Building Safety Division

Planning and Zoning Division

Function: Assures the development proposals are consistent with the land use as identified in the Town of Buckeye's general plan.

The applicant submits an application (submitted plans) of the project. All applications, except annexations, begin with a multi-department Pre-Application Conference (also known as a PAC meeting). The project/applicant is assigned to a Town Planner. The Planner is the applicant's contact throughout the planning and zoning process.

Once the application has been received, the assigned Planner schedules the project for a PAC meeting. At the PAC meeting, the applicant provides an overview of the project to the PAC inter-departmental committee members. The departments ask questions concerning the submittal and provide feedback on the project.

The assigned Planner provides written comments from the PAC members to the applicant. The applicant receives the written comments in approximately ten (10) business days after the meeting. The applicant responds to the comments in a re-submittal (back and forth process to satisfy all Town departments). Once the re-submittal is approved, the assigned Planner generates a staff report. Depending on the type of project, the staff report is submitted for a public hearing at a Development Board meeting or the Town Council for review and action.

All site plans, variances, conditional use permits, and temporary sign permits go to the Development Board for public hearing and approval.

Preliminary plats, area plans, general plan amendments, community master plans, re-zonings, and development code amendments begin at the Development Board meeting with a public hearing and action for approval. If the item is approved at the Development Board meeting, it will then go for a public hearing and approval at a Town Council meeting, with the exception of a rezoning application. Rezoning applications will be reviewed at a Town Council meeting with no public hearing.

Final plat applications do not need to go to a Development Board meeting for approval. They go directly to the Town Council for approval with no public hearing.

All annexations begin with a public hearing at a Town Council meeting. If the annexation is approved at the Town Council meeting, the annexation will go to the Development Board for a approval with no public hearing. If approved, the annexation application will then go back to the Town Council for approval as a non-public hearing item.

The following page illustrates the standardized plan review timeframes for the planning division.

Standardized Plan Review Timeframes: Planning Review

The following time frames are only for the **first** reviews:

Preliminary Plats	30 working days
Final Plats	30 – 40 working days
Community Master Plans (CMP)*	120 working days
Re-Zoning*	30 working days
Annexations***	120 working days***
Plot Plan Reviews*	15 working days
Site Plan Reviews	45 working Days
Miscellaneous Reviews**	30 working days

The following time frames are only for the **second** and **third** reviews:

Preliminary Plats	30 working days
Final Plats	15 – 20 working days
Community Master Plans (CMP)*	60 working days
Plot Plan Reviews*	≤ 6 permits - 10 working days
Plot Plan Reviews	≥ 7 permits - 10 – 15 working days
Site Plan Reviews	30 working Days
Miscellaneous Reviews*	30 working days

These times do not include Pre-Application Committee (PAC) meetings

* Additional Time may be required for more complex civil and building plan reviews. All review times reflect accurate and complete submittal information.

** Miscellaneous reviews will include all pools, ramadas, patios, gas lines, power pedestals, fences and other specialty reviews.

***Minimum time from submittal of application to adoption by ordinance (due to legal processes, postings, public hearings and appeals)

NOTE: The working days do not include days for entering permit data, transportation days to and from the vendors/consultants and permit processing times. They are for actual plan review days only.

Plans Review Division

Function: Coordinates and conducts the review of all construction plans to ensure compliance with town codes, and federal and state laws and regulations.

Once the applicant seeks approval from the Town Council and/or Development Board, the applicant resubmits all sets of plans, approximately 2 – 4 copies per plan, to the Plans Review Division. All fees associated with the project must be paid at this time in order for the Permit Technician to accept the plans.

A Plans Coordinator works with the Plans Review Manager to further review the plans. A determination is made on whether the plans are reviewed internally or externally. Regardless of whether the plans are reviewed internally or externally, the timeframes still remain the same. All civil engineering plans are reviewed by the Town Engineer. The Town Engineer's function is performed by W.C. Scoutten, Inc.

After the first review process, the applicant receives (picks up) and reviews the plans – making the appropriate changes. All civil plan changes are coordinated directly through the Town Engineer's office. The applicant is responsible for making all appropriate changes to the project in a timely manner. After all the plans are reviewed and approved, the Plans Coordinator will contact the applicant and begin the process of generating a building permit for the project.

The following page illustrates the standardized plan review timeframes for the planning division.

Standardized Plan Review Timeframes: Building Plans Review

The following time frames are only for the **first** reviews.

Minor Civil Plans Reviews	20 working days
Major Civil Plans Reviews *	30 – 40 working days
Landscaping Plan Reviews	10 working days
Building Plan Reviews**	10 working days
Fire Plan Reviews	10 working days
Plot Plan Reviews	15 – 20 working days
Miscellaneous Reviews***	10 working days

The following time frames are only for the **second** and **third** reviews.

Minor Civil Plans Reviews	10 working days
Major Civil Plans Reviews *	10 – 20 working days
Landscaping Plan Reviews	10 working days
Building Plan Reviews	10 working days
Plot Plan Reviews	15 – 20 working days
Miscellaneous Reviews*	5 working days

* Bridges, Waste Water Treatment Plants (WWTP), Lift Stations, Water Campus, Booster Stations

** Additional Time may be required for more complex civil and building plan reviews. All review times reflect accurate and complete submittal information.

*** Miscellaneous reviews will include all pools, ramadas, patios, gas lines, power pedestals, fences and other specialty reviews.

NOTE: The working days do not include days for entering permit data, transportation days to and from the vendors/consultants and permit processing times. They are for actual plan review days only.

Permitting Division

Function: Processes all permits and applications.

The Town of Buckeye has approximately 92 different types of permits, depending on the scope of the project the applicant submits. A Permit Technician has 15 –20 business days to process a permit for the project with engineering permits taking approximately 5 – 10 business days to process.

In order to issue a building permit for the project, the applicant must have a completed and signed Financial Assurance Agreement as well all plans reviewed and approved. Each set of plans must be stamped and signed by the Chief Building Official. Once completed, the Permit Technician contacts the applicant and the permit is ready to be picked up.

Building Safety Division

Function: Inspects construction and development projects to ensure a quality build and compliance with town codes and federal and state statutes.

The applicant contacts the Division and requests all required inspections at least 24 hours in advance. Inspections are required for the following:

- grading;
- electrical wiring;
- electrical service connection;
- roof sheeting and re-roof;
- footing;
- sheet rock;
- stem wall;
- HVAC;
- framing and structure;
- plumbing fixtures;
- gas line;
- mobile home set-up;
- water and sewer lines; and
- fencing.

If any inspection is made and the work is not approved, the applicant must make the necessary corrections prior to the commencement of any additional construction activity. Construction work may be stopped at any time for non-compliance to codes and/or approved plans. Prior to occupying any new structure or any unoccupied structure, a Certificate of Occupancy must be issued by the Building Official.

Air Quality

The Town of Buckeye is in a non-attainment area, which is defined as a locality where air pollution levels persistently exceed National Ambient Air Quality Standards or that contributes to ambient air quality in a nearby area that fails to meet standards. Permitting is handled through Maricopa County Air Quality Department.

To obtain permit information please contact the Maricopa County Air Quality Department or visit their web site.

Maricopa County Air Quality Department
501 North 44th Street, Suite 200
Phoenix, AZ 85008
P: (602) 372-1071